

**TOWN OF STONINGTON
REQUESTS FOR CLARIFICATION-ADDENDUM #1
RFP: 2016-006
May 26, 2016**

QUESTIONS AND ANSWERS

Page 28, Section 5. Data Mailer

QUESTION: Does the content of the data mailer require a breakdown by floor level for bedrooms, baths, and extra fixtures?

ANSWER: No, the total number of these items may be listed.

QUESTION: If a data mailer is not returned, will this prompt an inspection or any other action?

ANSWER: Yes, if the property has not been inspected within the last five years and access was not gained during the revaluation process a determination will be made by the Director of Assessment/Deputy Assessor whether an inspection is warranted.

QUESTION: Re-inspection as a result of differences stated—are these to include all differences or is there a threshold of value difference?

ANSWER: If access was not gained, yes. In the event access had been gained and the work sheet details the differences, no.

Page 29, Section H. Litigation

QUESTION: Would you consider changing the cost of providing a competent witness or witnesses at no additional cost to a per diem cost?

ANSWER: Yes, at no additional cost shall be removed and replaced by the cost Per Diem.

Page 33 Section B. 1. Interior Inspection of Sales/Building Permits

QUESTION: Is it expected that interior inspections will be performed on parcels with active building permit?

ANSWER: Yes, including exterior measurements.

QUESTION: If possible, can you please provide an estimate number of sale properties and building permit properties?

ANSWER: On page 14, Town Data, permits estimated at 900; sales sheet has been attached for estimates (see RFP: #2016-006 – Attachment to Addendum #1- Sales Sheet). The sales shall be in compliance with the Connecticut Performance-Based Revaluation Testing Standards and Certification of Revaluation Performed by Towns:

(20)“Sales time period” means the twelve-month period beginning twelve months before the assessment date which is the effective date of a revaluation, provided if the total number of market sales occurring in said period is less than thirty the time period prior to said assessment date shall be extended in three-month increments until the number of market sales having taken place is equal to or greater than thirty, but shall not be extended more than thirty months prior to said assessment date;

QUESTION: Is the town only looking for new images on new construction parcels only?

Answer: New construction and for properties inspected (i.e. sales and data mailer inspections) where there are modifications from the photo on the property record card.